



Princes Avenue, Woodford Green, IG8 0LN

Asking Price £1,100,000



MILLERS
ESTATE AGENTS

A truly amazing mock Tudor style three/four-bedroom family home full of period features to include high ceilings and feature fireplaces. Situated on the highly desirable Monkham's Estate with the benefit of a short walk to Woodford Central line station. This is a huge opportunity to extend or alter the property (STPP). A 3/4 car driveway and superbly established extensive rear garden makes this property a must see.

Accommodation comprises with you entering an entrance hallway with stairs ascending to first floor, a vibrant dining room/bedroom with feature fireplace, spacious lounge area overlooking the rear garden, kitchen/breakfast room and a ground floor cloakroom, rear door leads to a garage large basement/workshop and rear garden.

On the first floor there is a wonderful principal bedroom with fitted wardrobes, two further bedrooms, family bathroom with separate W/C. The rear garden is split over two levels enjoying an extensive patio to the immediate rear. Gated front paved driveway for numerous vehicles with hedge borders.





GROUND FLOOR

Living Room

17'2" x 12'0" (5.25 x 3.67)

Dining room/Bedroom

15'2" x 12'0" (4.64 x 3.67)

Kitchen

12'4" x 8'10" (3.76 x 2.71)

W/C

Entrance Hallway

FIRST FLOOR

Bedroom 1

16'1" x 12'11" (4.91 x 3.96)

Bedroom 2

13'5" x 12'0" (4.10 x 3.66)

Bedroom 3

10'9" x 11'6" (3.30 x 3.51)

w/c

Bathroom

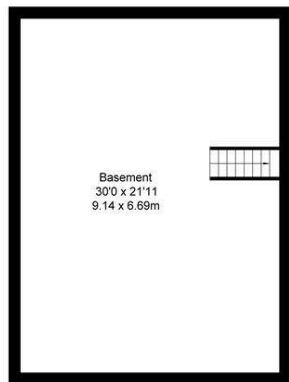
Exterior

garden

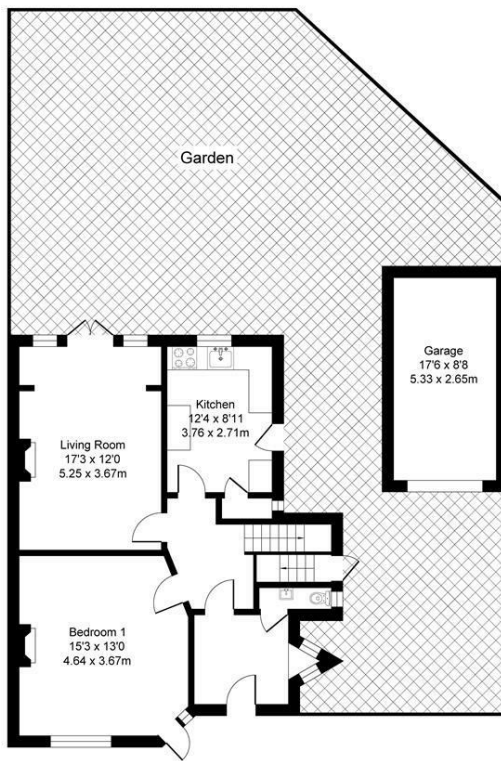
Garage

Driveway

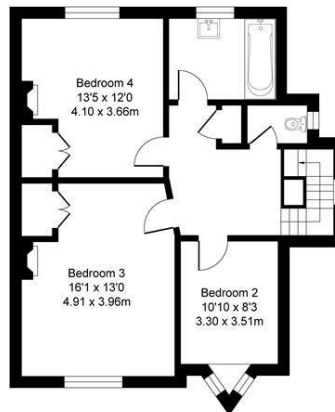
Princes Avenue, IG8 0LN
 Approximate Gross Internal Area
 208 sq ft - 2238 sq m



Basement



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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